

TUKWILA TEEN & SENIOR INTERGENERATIONAL CENTER

Predesign Report Part 1 - Process & Programming

City of Tukwila
December 2021



McGRANAHAN
architects

Acknowledgements

The City of Tukwila is located on the ancestral lands of the Coast Salish people. We acknowledge their continuing connections to land, waters and culture. We pay our respects to their elders past, present and emerging.

The City of Tukwila and the Project Team deeply appreciates all who participated in the programming & site selection process. The Tukwila community is and will always be paramount to the success of this project. Without the diversity of voices and community relationships, the Tukwila Teen & Senior Intergenerational Center will not be a reflection of this incredible city. Thank you for adding your unique voice to the conversation.

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African Born Seniors Group, Community Advisory Board- Human Services, Foster High School Students, Parks & Rec Senior Programs, Refugee Women's Alliance (ReWA,) SHAG Housing Seniors, Showalter Middle School Students, Teens for Tukwila, Town Hall Community Meeting, Tukwila Children's Foundation- Board of Directors, Tukwila City Council, Tukwila City Staff, Youth Voices for Justice, and individual community member meetings.

Tukwila Champions

Bilan Aden, Tina Ali, Travis Boyd, Caden Crawford, Jadon Crawford, Katrice Cyphers, Dr. Eileen English, Andrea Gamboa, Chris Hong, Jalissa Horton, Allan Howard, Rachel Jackson, Jonathan Joseph, Hien Kieu, Miguel Maestes, AJ McCloure, Diana Melgoza, Marie Parrish, Pastor Terrance Proctor, Courtney Promvongsa, Alejandra Silva, Annie Stempa, Lina A. Stinson-Ali

Share Back & Verify Meetings

African Born Seniors Group, Foster High School, Showalter Middle School, Teens for Tukwila, Tukwila Champions & Community Members

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*The Appendix can be found online- scan the QR code below or type the following into your browser:

<https://www.tukwilawa.gov/TTSCDec21Appendix>





Executive Summary

There is excitement in the Tukwila community about the idea of a Teen and Senior Intergenerational Center in the city.

Through non-traditional and extensive engagement, the project team has co-designed the design and operational goals and overall program with community voice centered throughout. Additionally, the team recognizes that the engagement initiated during this first step will flow throughout design and construction of the building, with a shared goal such centering occurring after the building is in use, particularly as it relates to building programming and offerings. While this report reflects on milestone, the engagement and co-design model will continue through the project's trajectory.

"This has been a very unique and productive process. People could say what they really thought."

- Marie, Community Champion

Design and Operational Goals

Community members, representing diverse communities in Tukwila with an emphasis on teens and seniors, identified the following design and operational goals for the center:

- Be a place that prioritizes the teens and seniors of Tukwila
- Be good stewards of the diversity of Tukwila by creating a diverse, equitable and inclusive space that is representative of and for all in Tukwila
- Create a place where youth and seniors have access to various resources and services that reflect the experiences, needs and wants of Tukwila community members
- Create a vibrant, welcoming and safe place where all can feel a sense of belonging, ownership and pride
- Create a place that provides opportunities for authentic connections. / Build a community engagement process that relies on trust and fosters authentic community connections for the City.
- Create a place for teens and seniors to have fun.

Flexible Program Spaces

The Tukwila community recognizes that prioritizing teen and seniors in this proposed facility requires the utmost flexibility in the spaces that make up the building. Most, if not all, rooms and spaces must be able to meet multiple programmatic needs to achieve the design and operational goals listed above. However, six key hubs were identified as a way to categorize the various programmatic needs, while ensuring the design and operational goals can be achieved. These hubs include:

- Teen Only & Senior Only Spaces – While most of the new center will be shared spaces, sometimes both teens and seniors need a space to retreat and be with their peers.
- Teen & Senior Community Gathering Spaces – a shared space where teens and seniors can gather around activities such as sharing food, presentations, dancing or host any size meeting.
- Teen & Senior Active Recreation Space – an indoor gymnasium or recreation spaces was one of the highest priorities of spaces.
- Teen & Senior Learning Spaces – learning and resources spaces where financial literacy or education training classes

could occur were an important theme throughout the community engagement.

- Teen & Senior Holistic Health Spaces – provides resources and services for teens and seniors in need.
- Teen & Senior Outdoor Spaces – outdoor spaces will be dependent on which site is chosen, but was a priority during engagement.



In a smaller break-out group, Champions discuss the program layout and possible adjacencies at Champion Workshop 3.

Recommendations

Continue to do community engagement in a transformational way that teaches, listens and builds advocates in Tukwila. Understand the time, commitment and resources required, and the limitations that some projects may have in achieving this goal.

Employ further strategies on how to develop City-community relationship and trust with underrepresented populations throughout Tukwila. Value the relationships in a similar manner that other knowledge, skills and abilities are valued; provide time and resources to cultivate such relationships.

Conduct the Schematic Design phase in a way that builds on the community centered co-design effort to date; ensure cost implications of both construction and ongoing operations and maintenance are clear and transparent.

How to Use This Report

This report is the first of two Predesign Phase reports. Report 1 and the accompanying Appendix focus on developing a more transformative engagement process and the outcomes of that process around a preliminary program and space types. Report 2 and Appendix will focus on site selection and community engagement around potential sites.

This report is broken into 4 chapters and 5 appendices. The chapters provide overviews of the entire predesign engagement process while the appendices provide anonymized discussion notes and images of all community participation activities in full.

Chapter 1- About the Project. This chapter covers a general overview of the project, the engagement goals, key steps, and an overall schedule.

Chapter 2- Engagement. This chapter goes in depth with each step of the community engagement to provide a road map for future projects to build upon. This chapter can be used in tandem with the appendices which provides a complete set of notes and activities done in each small group meeting, workshop, or community event.

Chapter 3- Program Narrative. This chapter provides the space type bubble diagrams sorted into six program hubs that will serve as the basis of the building program in Schematic Design. These hubs and space types were brought forth and verified through the small group meetings and workshops discussed in Chapter 2.

Chapter 4- Next Steps. This chapter concludes Report 1 on process and programming and sets up the future Report #2 on potential sites.

Glossary of Terms

Champion (also Tukwila Champion)- a person with great interest in the success of Tukwila. Champions are a diverse group who REPRESENT, ENGAGE, and ADVOCATE for the wants and needs for all of the unique communities in Tukwila. These individuals participated in three 2-3 hour workshops around program development and site selection for this project.

Co-design- developing the architectural project with community so that every step of the design process is community led from discovery to verification.

Google Jamboard - an interactive digital whiteboard where multiple people can post their thoughts and others can see it in real time. Used here to gather anonymous community input during online engagement meetings.

Intergenerational - shared experiences between two or more distinct age groups.

Miro - an online collaborative whiteboard platform where groups can brainstorm together. Used here as a note taking and digital activity platform during engagement workshops.

Predesign Phase- the beginning of a construction or urban planning project that sets the foundation. In this case by developing goals, exploring space requirements, and choosing a site.

Psychological Safety- The feeling of mental and emotional security gained from the knowledge that there is no fear of embarrassment, judgement, or rejection when voicing opinions. Every community engagement meeting sought to establish a psychologically safe environment.

Schematic Design- the first phase of an architectural design process. This phase is based on and continues the work of the Predesign Phase through further developing the program into 3D space and building forms, exploring the constraints

of the chosen site, choosing preliminary structural, mechanical and electrical systems, and developing a budget.

Teen & Senior Intergenerational Center (also the Center) is a placeholder name for this facility. As the project develops, this name may change.

Transactional Design Process - a process of engagement where the Project Team interacts with the community solely to get information.

Transformational Design Process- a process of engagement where there is teaching, listening and building advocacy around design & urban planning. This conversational process of engagement not only develops richer project information, but also seeks to develop relationships and prioritize human-centered design.



About the Project

History of the Tukwila Teen & Senior Intergenerational Center

In 2020 the City of Tukwila identified community need for an intergenerational center specifically serving teens and seniors. As a majority-minority city with a large immigrant and refugee community, the City of Tukwila recognized that many teens and seniors would thrive with tailored, culturally relevant programs providing opportunities for engagement, education and support.

The City envisioned a space with programming that serves the needs of all teens and seniors, provides opportunities to launch young people into their futures, and offers social opportunities for seniors not currently available in the community. The challenge from the City leadership – particularly they City Council that elevated the idea during the 2021/2022 budget process – to staff was to authentically engage with the community in a way that would center those voices in the process, planning and design.

A Road Map for a Transformative Approach to Project Development Centering Community

The Project Team sought to move *beyond transactional* call-and-response relationships by creating a process that allowed the team to support and lift-up the collective expertise of the Tukwila community.

This *transformational* community engagement process centered community as expert, co-designing along side the project team that played a supportive role by applying their respective skills and areas of knowledge to amplify the concepts, ideas and aspirations of community. This inclusive co-designing process will be continuous throughout the design and construction

process so that the final building genuinely reflects the community it serves.

Feedback from the participants has praised this community engagement approach. Many of the Tukwila Champions and other small groups engaged throughout the process felt a sense of partnership; the relationships formed have felt authentic and community members express that they have felt heard even through challenging conversations.

For the Teen & Senior Intergenerational Center, this process has been a first step, and this report is meant to be a road map to build upon for future projects that serve the Tukwila community. Each new project will have unique opportunities to enhance and strengthen City-community relationships. Through dedicating time and resources to this process, and by further developing a transformational mindset towards community engagement, Tukwila will thrive.

"Everyone is being heard. Continue to do community engagement like this and future City-community partnerships will thrive."

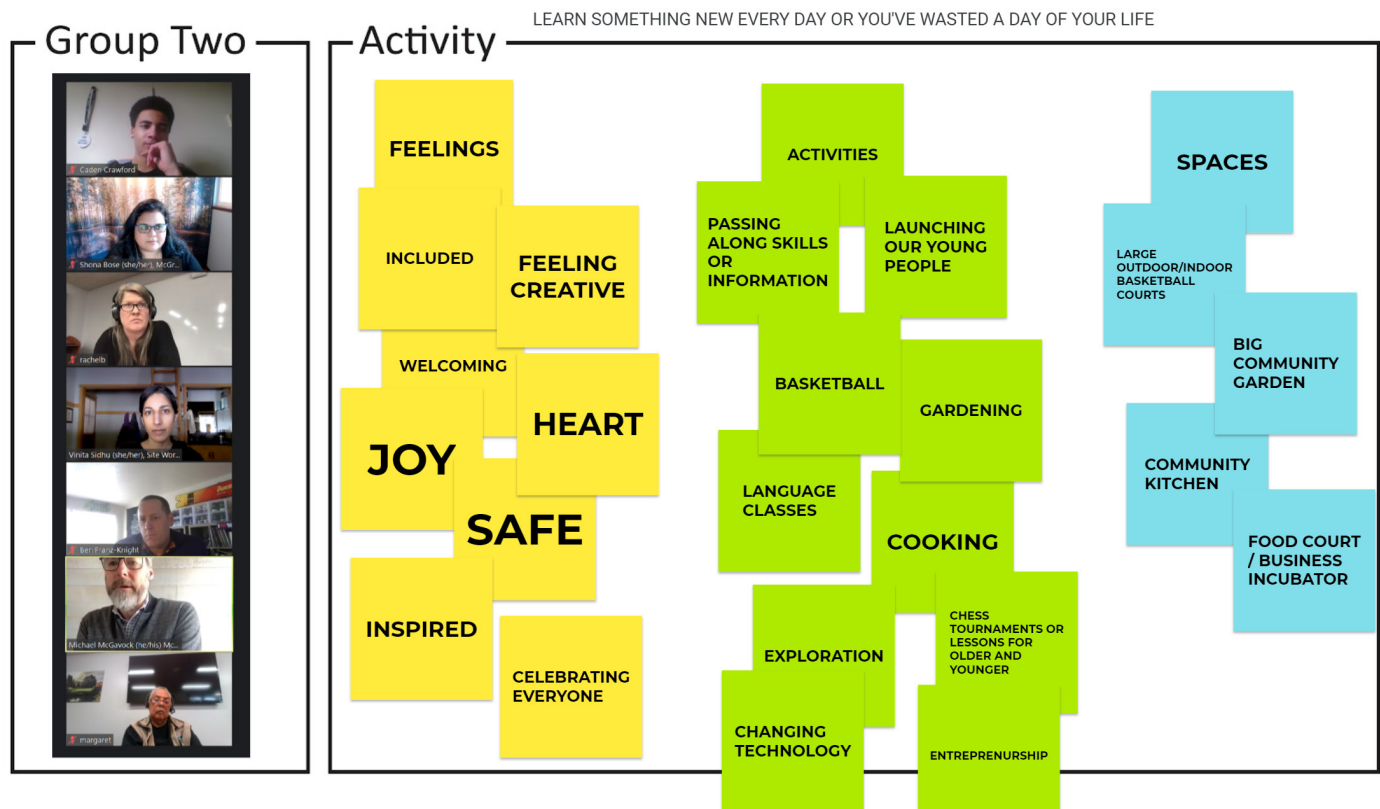
- Alan, Community Champion

Predesign Engagement Process

This community centered predesign process was done through numerous virtual and in-person informational gathering sessions, by compiling the community voice without erasure, and reporting the compiled data back to ask if it resonates with what they know as well. Every meeting and workshop was designed to center community voices as the experts supported by the project team.

TUKWILA TEEN & SENIOR CENTER

ABOUT THE PROJECT



Screen capture from a virtual meeting using Zoom and Google Jamboard.

Each meeting and workshop was developed by the entire Project Team working together to create engagement that could build community understanding and advocacy about the urban planning and design process, and gathered the information needed to understand the program or site needs for the Intergenerational Center.

Though the agendas were set by the full Project Team, in the predesign phase the City has led all meetings and workshops. At each session, Nate Robinson and Rachel Bianchi facilitated the discussions and activities providing time for each community member to participate and share their voice. This shift further emphasized and prioritized the relationship between City and community.

Engagement Goals & Tracking

One of the main drivers of this project is to center and elevate the relationship between the Tukwila community and the City. This will build a strong foundation set in empathy, transparency, listening, and healing for not only this project, but also for any future endeavor.

The community-focused Project Team lead by City staff Nate Robinson and Rachel Bianchi guided the Predesign assessment along side community through committing to goals around community engagement. These goals are separate from the Design and Operations Goals for the project, but just as important to the success of the project.

Engagement Goal	Tracking & Progress
1. Serve as a model for new approaches to community outreach that centers in and for community, building trust, embracing community ideas and embedding community in the process of project ideation and development.	On Track <i>70 community meetings to date, identified 23 Community Champions, and held 23 check-in meetings on preliminary programming to ensure we heard the community. Planned ongoing outreach and engagement throughout design, construction and operations.</i>
2. Strengthen existing ties to community, build new relationships and establish lasting partnerships that will inform this project and can translate/inform future City of Tukwila community outreach efforts.	On Track <i>The project team recognizes that the number of meetings is less important than authentic connections with the Tukwila community. Each meeting was a new opportunity for transformational engagement that teaches, listens, and builds advocacy around design and urban planning.</i>
3. Address the unique challenges of engaging in community outreach during a pandemic including: Strategies for addressing digital divides, varying levels of digital literacy, multiple languages and varying hours of availability.	More Work to Be Done <i>We recognize there are still community members that we need to reach. The project team created a hybrid approach offering the same engagement event through virtual or safe, in-person events at different times during the day/week. Materials around siting effort translated into Spanish, Vietnamese and Somali.</i>
4. Assist in identification of community representatives to engage alongside design and planning team members.	On Track <i>Engagement efforts have led to new relationships and partnerships with community representatives; many community members invested in the outcome of this project.</i>
5. Ensure connections with Tukwila residents, local schools, non-profits and senior community.	On Track <i>The project team has engaged with teen and pre-teen students at Foster High School and Showalter Middle School, multiple non-profits serving the Tukwila community and individual community members. We recognize the importance of centering teens and seniors in ongoing outreach & engagement during design.</i>
6. Provide an achievable plan for the financing, construction and long-term maintenance and operations of this new City facility.	Planned for 2022

Key Steps

The following key steps are the foundation set in the Predesign stage of this project. These are meant to built upon for future design stages and future planning projects.

1. Build a Project Team committed to community engagement.

- Teens and seniors from community included on the interview panels.
- All Project Team members have equal voice.
- Center the relationship with the Tukwila community to guide every step.
- Full Project Team built the schedule, community engagement plan and implementation.

"The community engagement side of this process has been phenomenal."
- Jonathan, Community Champion

2. Build community awareness and develop direct community relationships.

- Small group meetings allowed for deeper conversations and one-on-one relationships to build.
- Predesign engagement facilitated by City leads Nate Robinson and Rachel Bianchi to prioritize the City-community relationship.
- Multiple sessions of each meeting or workshop were held to accommodate a variety of schedules.
- Each meeting or workshop was held in in-person and virtual setting to provide options for different engagement styles.
- Verification meetings confirmed "Did we hear you?" with initial groups

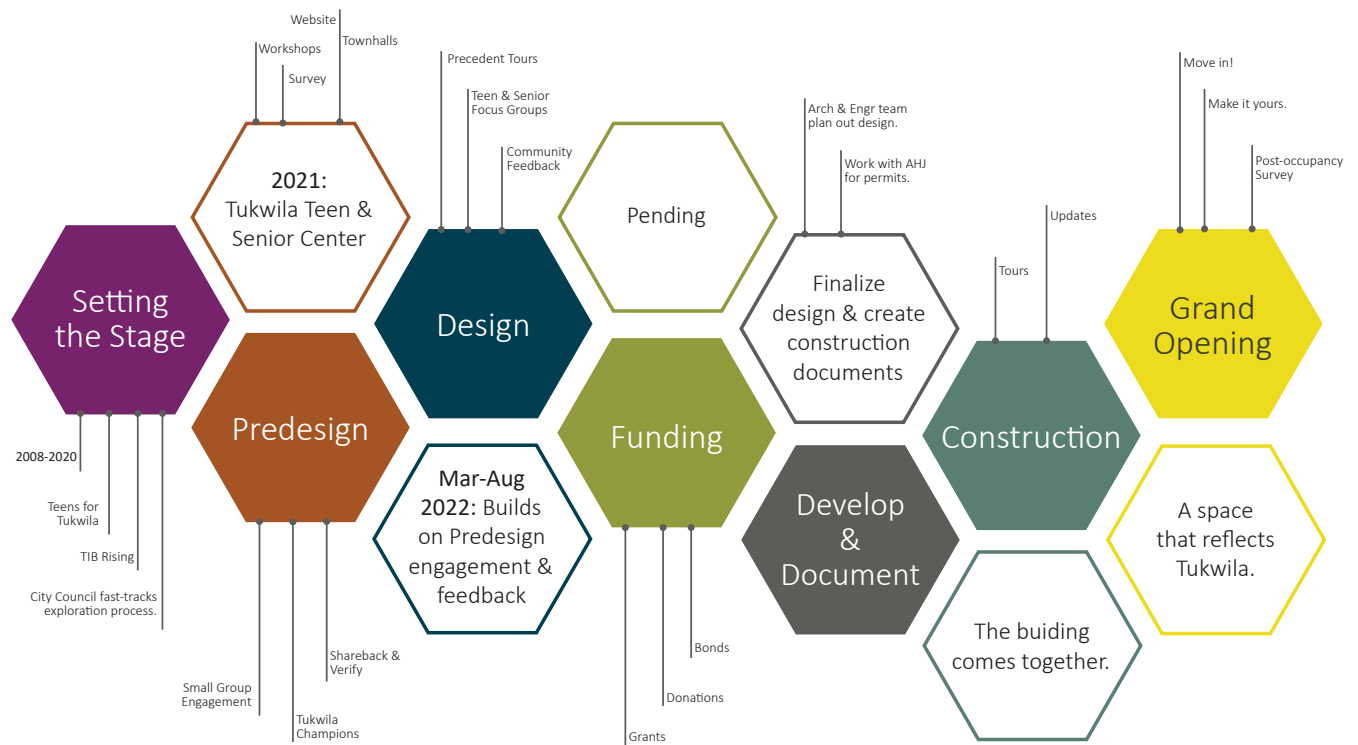
- Verification meetings sought new engagement opportunities asking "Does what we have resonate?"

3. Center community as leaders and collective decision makers.

- To date, the City has led 68 small group meetings through three stages of engagement- initial outreach, Champion workshops, and verification.
- Initial engagement developed design and operational goals to be developed more fully based on additional input and feedback throughout the project.
- Identified 23 Community Champions representing the broad diversity of Tukwila to further develop the initial engagement.
- Champions were asked to REPRESENT, ENGAGE, and ADVOCATE for the wants and needs of all of the different, diverse communities in Tukwila.
- Champions were compensated for their time and contribution.
- Workshops included time to process and analyze the raw data and input received to date.
- Project Team and Champions report back to community to confirm that work resonates.

4. Sharing key early decisions with community

- Through building a robust network of relationships with community, key decisions can be shared back.
- Website, survey, mailer, and in person reporting back to community.
- Develop survey and mailers in multiple languages to reach whole community.
- Clearly articulate next steps.



High level project schedule from conception of the Teen & Senior Center to design, funding, construction, and opening.

Project Schedule

The overall project diagram above shows the progression of the Tukwila Teen & Senior Intergenerational Center from conception through building opening. Currently in the Predesign Phase, the Project Team recommends developing the building design and continuing the community engagement through Schematic Design to more fully understand the budget and funding implications. Once funded, design development and construction can commence.

The next page shows the extent and schedule of Predesign meetings and workshops including the three distinct outreach sections- the initial outreach through 8 Question, the series of Champion Workshops, and the wider community share back and verification.

Each section of engagement inclusively built upon previous sections without erasure or discarding anything that was said. The next chapter shows

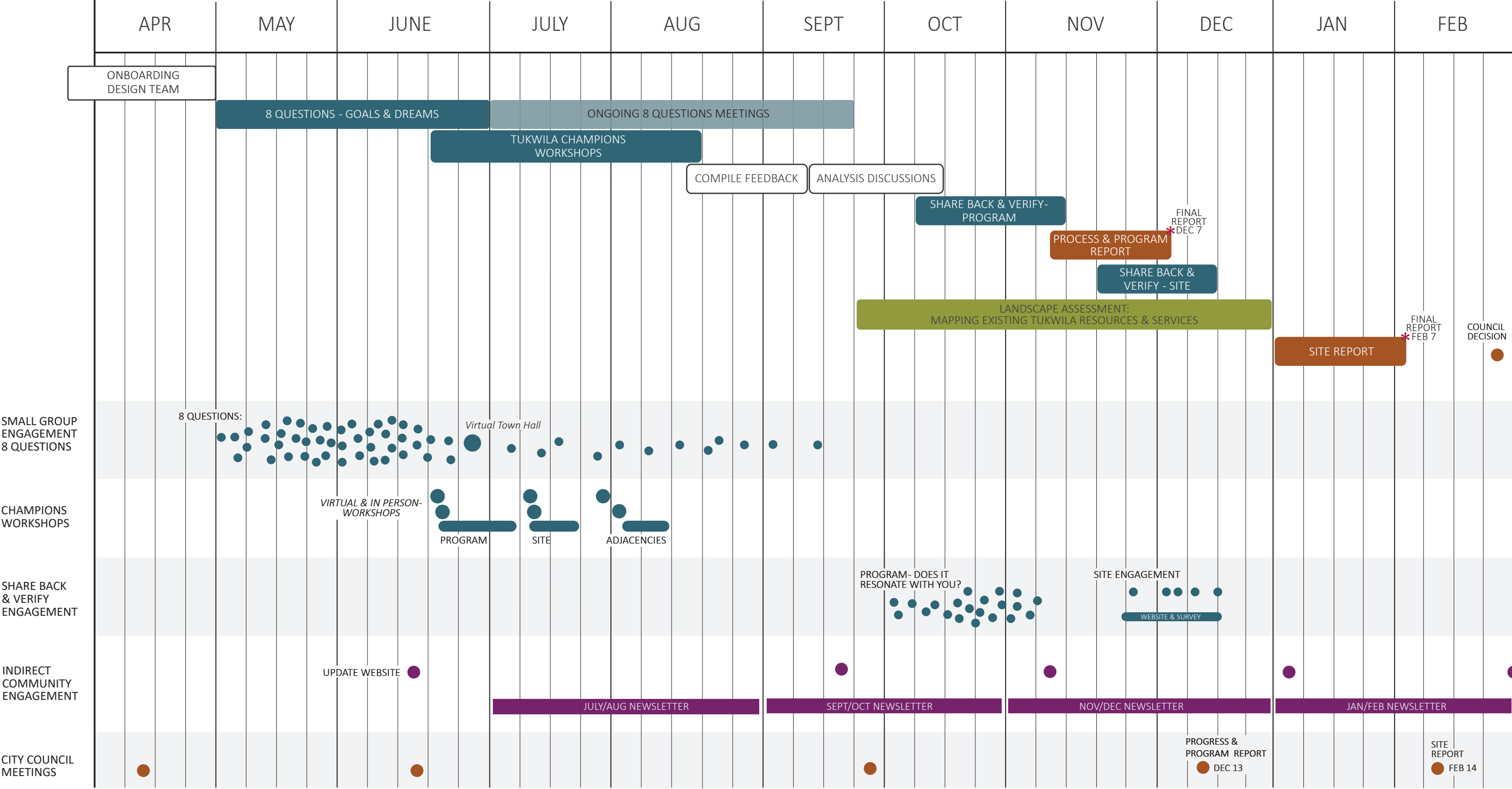
how this was done, and the compiled community voice can be found in the Appendix.

Following this Process and Programming Report shown on the schedule in November & December, the Tukwila community will participate in engagement around the two possible sites being considered for this project- one near Bartell Drugs and another the former Star Nursery site. These two sites were determined through community engagement with the Tukwila Champions in Champion Workshop 2.

Through December, the project team will engage with residents and business owners directly surrounding each site as well as community-wide open houses to understand the full implications of each site. The information is also available through a online video translated into multiple languages and a follow up survey. The data from this site selection process is still being compiled and sorted for Report 2.

2021

2022





Engagement Overview

For the Intergenerational Center there were three distinct engagement cycles. These arose organically through interactions with the Tukwila community. Initially, the Project Team created 8 Questions to ask 36 Tukwila community groups as a starting point to increase awareness of the project and to hear what Tukwila is most excited about.

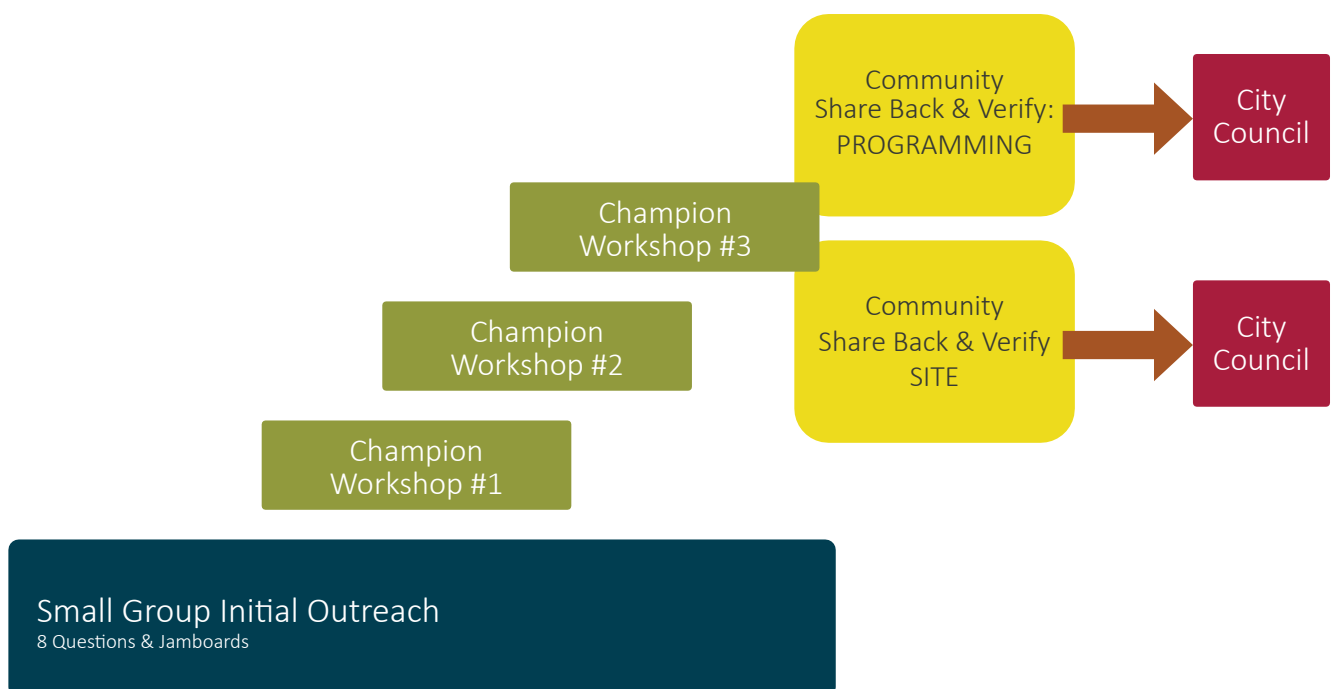
From there, a diverse group of 23 Tukwila Champions were identified and asked to participate in three longer workshops on program, potential sites and how the Center can best serve teens and seniors throughout Tukwila. Champions sorted, created, distilled and prioritized what a Tukwila specific teen & senior center could be, shaping possible spaces, activities and connections. They also visited and provided feedback on several potential sites.

After the Champion workshops, it would have been possible to compile this report, but it became clear from Champion requests and the engagement

goals that a final round for community verification was necessary to complete the Predesign phase. Transformational community engagement takes time to pause, share back, and listen further. This meant not only reporting back with groups who were previously engaged, but also creating another opportunity to expand engagement and build community advocacy for this project.

The final engagement cycle in the Predesign phase was done in two parts. This report focuses on the Programming Shareback and Verification where an additional set of questions and diagrams were brought to various community groups- some original 8 Questions groups, some new, and some that were identified by Champions as undeserved populations.

The following pages detail how each of these engagement cycles were developed, the outcomes, and the lessons learned from these engagements.



Community outreach framework starting with a foundation of small group community engagement that continues throughout the process and beyond. Champion Workshops built upon this foundation for a deeper conversation, followed by a cycle of community feedback and verification. Community members might enter the process at any time and could engage in multiple steps.

8 Questions Initial Outreach

Initial Outreach

The project started with a goal to reach out to as many Tukwila residents as possible. Together, the Project Team brainstormed over 50 community organizations to establish relationships with.

The 8 Questions Framework

The Project Team developed 8 Questions as a starting point to provide context and gather community stories around an Intergenerational Center, and ask if there is anything other concerns the City can address. Nate Robinson tested these questions with a few close contacts and was able to tweak the final set of questions for flow and quality of conversation.

The questions are a backdrop for trust and community building. It is not mandated that every group get through all questions in every meeting. Some groups might only answer 1-2 questions that resonate but hearing the stories, building trust and connecting authentically with the community is more important.

8 Questions:

1. What do you love about Tukwila? What makes Tukwila “home”?
2. What do seniors/teens bring to the community? Why do you think valuing seniors/teens in our community is important?
3. Are there any things that can be done to serve you and this community better? If so, what are those things?
4. What would make you want to use a Teen & Senior Center? And how would you use a Teen & Senior Center?
5. What kinds of spaces bring you happiness and why?
6. What is your hope for the Tukwila Teen and Senior Center?
7. If it does what you think it should do, what kind of impact could a Teen & Senior Center have on the greater Tukwila community?
8. Is there anything else that you would like to share with us?

Jamboards & Virtual Meetings

The timeline of this project intersected with the need for safe, virtual meetings during the pandemic. The development of these activities not only took into account the conversation and data gathering needed for community relationships and the project, but also was sensitive to the limitations and benefits of the technology, media, and delivery of online versus in-person meetings.

The 8 Questions were developed for an online delivery using Zoom and Google Jamboards- a real-time, interactive, virtual whiteboard platform- so that each participant could authentically add their own voice to the answers and conversation. Everyone could see each others answers, but the format also provided for anonymity. For the full set of Jamboards, see Appendix A.

Foundation of Subsequent Engagement

Through 36 community meetings around the 8 Questions, Nate Robinson and the Project Team gathered Tukwila stories and the wants and needs of Tukwila teens and seniors. Together the Project Team sorted the information on the Jamboards.

Space types, activities, and attributes from the 8 Questions Jamboards were brought forward into Champion Workshop 1 as the foundation of

1. What do you love about Tukwila? What makes Tukwila "home"?

2. What do seniors/teens bring to the community? Why do you think valuing seniors/teens in our community is important?

Fresh perspective	New Ideas	Wise perspective	Good stories	Knowledge	Collective Destiny and Shared Values expressed in different ways to the same end, Humanity
Energy and Collective wisdom	Reminds us of where we are and where we are going.	Experience and fearlessness to change	Future leaders	Jurisdictions are evaluated by how you care for both	Emotional Support
Resilience through life and youth being able to adapt effectively	Exchange wisdom in both directions!				

3. Are there any things that can be done to serve you and this community better? If so, what are those things?

Access to telehealth. How to communicate with your healthcare provider

Provide funding to people and organizations that can close the access gap for technology. People can help community learn how use technology in their native tongue.

Health Care, Social Services

Bring more awareness of all of the resources and services to people (seniors) who do not know what is available to them.

Improve the use of telehealth. Providing more access to and education for technology.

Housing prices are too high. Need to come back down to move back.

more affordable senior housing. Shag is not affordable.

A gap of communication with Language. Seniors who are not able to speak english are in a very tough situation. If there is anything that can be done to help people in that situation

Example - someone is hurt and goes to the doctor and needs to go back for review. Hopelink, Access are resources, but many people do not know that they have access to these resources.

4. What would you want to use a Teen & Senior Center? And how would you use a Teen & Senior Center?

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graph TD; SP((Safe place)) --- C[Community meeting place]; SP --- W[When the center is open - hopefully a LOT of hours]; SP --- F[The feeling of family]; SP --- A[Accessibility]; SP --- S[Safe]; SP --- M[Mental Health]; SP --- F2[Friendly staff!]; SP --- P[Place to teach and place to learn, Cross cultural! Multi-Cultural!]; SP --- T[The types of activities offered.]; SP --- D[What dates/times the programs offered? Will it fit my schedule?]; SP --- V[Free programs and services that we can't create a cost burden for people in our community.]; SP --- B[Built-in social network in our community.]; SP --- R[Respectful of the culture of the community.]; SP --- S2[Supportive of the culture of the community.]; SP --- T2[The different programs: Art, education, college help, community support, ect];
```

The diagram is a mind map with 'Safe place' at the center. It branches out into several categories, each with a colored box and a checkmark or star indicating a positive or desired state:

- Community meeting place** (Green box)
- When the center is open - hopefully a LOT of hours** (Light blue box)
- The feeling of family** (Yellow box)
- Accessibility** (Orange box)
- Safe** (Light blue box)
- Mental Health** (Orange box)
- Friendly staff!** (Pink box)
- Place to teach and place to learn, Cross cultural! Multi-Cultural!** (Pink box)
- The types of activities offered.** (Yellow box)
- What dates/times the programs offered? Will it fit my schedule?** (Yellow box)
- Free programs and services that we can't create a cost burden for people in our community.** (Pink box)
- Built-in social network in our community.** (Light blue box)
- Respectful of the culture of the community.** (Light blue box)
- Supportive of the culture of the community.** (Light blue box)
- The different programs: Art, education, college help, community support, ect** (Yellow box)

<p>Basketball court (team and pick up games)</p> <p>Playing any type of sports or having fun in general is happiness. Also, being in a positive setting or being around happy people in a space brings me happiness.</p>	<p>football field</p> <p>spaces that celebrate me and my community</p>	<p>dance, music just for fun, even just for people to come together and have fun</p>
<p>spaces with food</p>	<p>open and closed, being able to be outside and inside and feeling good in each space</p>	<p>Like the other people that. Places with good food.</p>
<p>Outdoor spaces especially out in nature or quiet settings is what brings me happiness because i get to be alone in my own thoughts and take time to reflect</p>	<p>quiet place, chill for meditation</p>	<p>Plants/garden, arts of various forms, express, projects and health such as workout, yoga, taichi, Qi gong, meditation, or just coffee, tea/herbal tasting for detox of mind body and soul</p>
	<p>A space where people can draw or write down ideas.</p>	<p>security/safety</p>

that it would be allowed to change and adapt to community needs and could be open to all community on special occasion	It will bring the community closer.	It would empower our community children one by 100 by encouraging their aspirations, tapping into their resources, and abilities.	easy to get to and could include a community garden	We will be able to connect with more people - and it will bring the community closer	It will be reflective of our diverse community, colors, people, employees, activities and language.	Community health workers
It won't look like the buildings we have. I would like to see this building to be more reflective of the diverse community.	Not general, typical Northwest buildings.	The building will capture and connect to the Tukwila story.	How we greet each other, and make our community feel as they enter.	AFFORDABLE for the community and the City		What about the person(s) that needs to someone to listen to them. Providing that space and that opportunity for support.
Providing support for parents and grandparents					Being greeted with warmth, making eye contact. Making sure that people are seen in this space.	

It will definitely allow our teens not to be around bad influence and their trajectory in life to be better	Mental health crises goes down in both groups.	Should allow community engagement so that from infancy to youth, no one feels alone or isolated. There should be at least one person with an open ear to listen to their story/journeys.	Be a hub for outreach and betterment in the Tukwila community.
Contributes to city mission to have a sense of pride in the city of Tukwila among residents.	Be a safe haven for at risk youth.	Creating new leaders for the community. Be a safe haven for youth. Creating aid for mentors and making the community better directly and indirectly.	Connects or decreases depressive rates in young citizens as it gives citizens a place to engage with other citizens.
Be a safe haven for at risk youth.	Be seen as "the shining jewel" of the city.	It is a study space, safe space, students graduate and/or test scores go high.	Be a supportive place for teens and students to receive knowledge and resources. They would not feel isolated and have access to outside of the center model.
			Leads to greater community involvement from people of all ages

In terms of the ACTUAL building, I'm hoping it has both indoor and outdoor spaces, like tables on the outside to socialize.

I hope the building has a lot of space, physically. I would not want to go if it's always crowded.

If there could be more awareness for the girls who have been missing/ know that we be protect from that. Now I can't go outside to just take a walk because of that.

I really hope building more building wouldn't raised the apt rent. it seem the more building in Taboola, the higher the apt rent are.





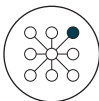

Keep the main thing, the main thing. Try not to focus on one demographic than the other. Be very inclusive and bring all of us together

will there be supervision for teens and the seniors? What if it creates a dangerous space?

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Design & Operations Goals

Themes from the 8 Questions engagement became the basis of goals for the operation and design of the Teen & Senior Intergenerational Center. These themes were brought to Champions who developed them further. The goals are meant to be carried into the design process and further refined.

Design & Operational Goal	Goal Development
 Be a place that prioritizes the teens and seniors of Tukwila.	Community felt strongly that this should be a place where teens and seniors would not be displaced for community or rental programming.
 Be good stewards of the diversity of Tukwila by creating a diverse, equitable and inclusive space that is representative of and for all in Tukwila.	Tukwila is an incredibly diverse community. The space, artwork, staff, and building form should all reflect this vibrancy and provide an authentic sense of belonging for all.
 Create a place where youth and seniors have access to various resources and services that reflect the experiences, needs, and wants of Tukwila community members.	This Intergenerational Center should identify and provide for the specific needs of Tukwila teens and seniors. Champions were asked to brainstorm possible resources and services and a Landscape Assessment was done to understand what already exist in Tukwila. The Landscape Assessment will be released with Report 2.
 Create a vibrant, welcoming, and safe place where all can feel a sense of belonging, ownership, and pride.	Tukwila residents are incredibly proud of their community. This new space should be additive to that. It should welcome and support the interest and passions of the Tukwila teens and seniors, and create a clean, safe place where people can thrive mentally and physically.
 Create a place that provides opportunities for authentic connections. / Build a community engagement process that relies on trust and fosters authentic community connections with the City.	The Center should not only create opportunities for planned and spontaneous intergenerational connections, but also foster these connections through the planning process. Prioritize relationships of all kinds.
 Create a place for teens and seniors to have fun.	The Intergenerational Center should be a place that provides happiness and invests in the activities that the teens and seniors of Tukwila will enjoy.

Champion Workshops

The Project Team and Champions committed to three 2-3 hour workshops with three sessions per workshop cycle to ensure that conversations were robust, that every person had time and space to share their thoughts. Multiple days/times for workshops were provided to accommodate schedules and keep working groups smaller to allow for the highest quality engagement and input. Champions were compensated for sharing their time and expertise through gift cards of their choice.

Input given by the Champions through this process was additive, nothing that was contributed was discarded. Each Champions Workshop built upon the input received in the previous step, starting with the 8 Questions. As the process progressed, priorities were solicited to bring greater understanding of the common and differing aspirations and needs of teens and of seniors; strengths within the community and needs to be served; resources that are present and available and those that are not; who is being served and who is not.

The result is a rich collection of perspectives, insights, considerations, and a strong beginning of a community-based vision for the Tukwila Teen and Senior Center.



Champions discussing the nature of a Teen & Senior center at Workshop 2.

Workshop Key Principles

The Champions working group is anchored in the following key principles:

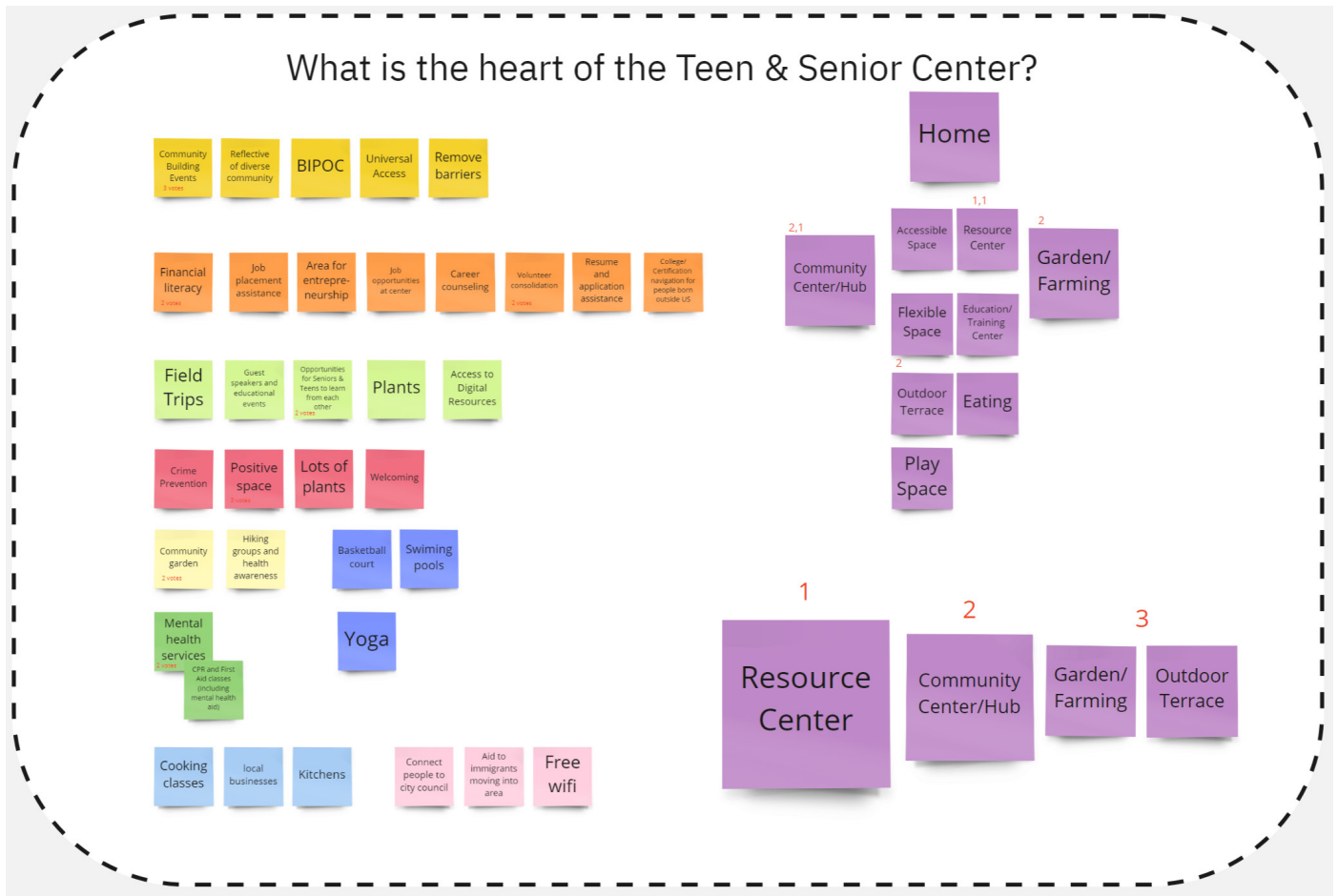
- Quality engagement over quantity. The Project Team and Champions worked to create space that allowed for the time, trust, and safety to hear all voices.
- Champions are a diverse group who REPRESENT, ENGAGE, and ADVOCATE for the wants and needs for all of the unique communities in Tukwila.
- Each Champion would have a chance to speak and listen, but no Champion voice was prioritized over another.

Community Agreement

A Community Agreement was co-created by the Project Team and Champions. These rules of engagement created psychological safety within the group and were reviewed at the beginning of each workshop as an important reminder to everyone present.

- Respect each other
- Look for opportunities to STEP BACK/STEP UP
- Speak your truth
- Replace judgment with curiosity
- Share the lessons, but not the stories (confidentiality)
- Listen
- We are advocates and represent Tukwila
- Give yourself permission to DREAM BIG
- Be present- respect the space & time

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One of seven small group Miro boards used to brainstorm activities and spaces with Community Champions.

Many Champions expressed that it was difficult to choose because all options were important.

All Heart Spaces Miro boards can be found in Appendix B.

Themes & Spaces

Themes from this activity and *all* Champion imagined spaces were brought forward into the next two Champion Workshops.

It was interesting for Champions to see the choices from all breakout groups displayed together to see that similar ideas were chosen throughout all groups. The top choices included a center that was *welcoming to all*; a place where *financial literacy skills* for both teens & seniors could be developed; opportunities for *teens & seniors to learn from each other*; a *positive place* that helped support

mental health; and a place to play *basketball*. See all the chosen sticky notes in Appendix B.

All 59 spaces that Champions brainstormed for the Heart of the Center were collected and displayed on one board so that Champions could view the collection at Workshop 2. No spaces were erased from the record so that the community voice was recognized and trusted to set community priorities.

Champion Workshop 2 - Prioritization & Site Tours

Prioritization Activity

Champions reviewed the combined input from Workshop 1 and prioritized the compiled spaces to identify their top 10. Each session of Workshop 2 was provided a set of clean boards to cast their vote. This prioritization was then combined into one visual for Champions to see the full body of work. Champions expressed that this practice made them feel comfortable to share their authentic thoughts. See the combined board below.

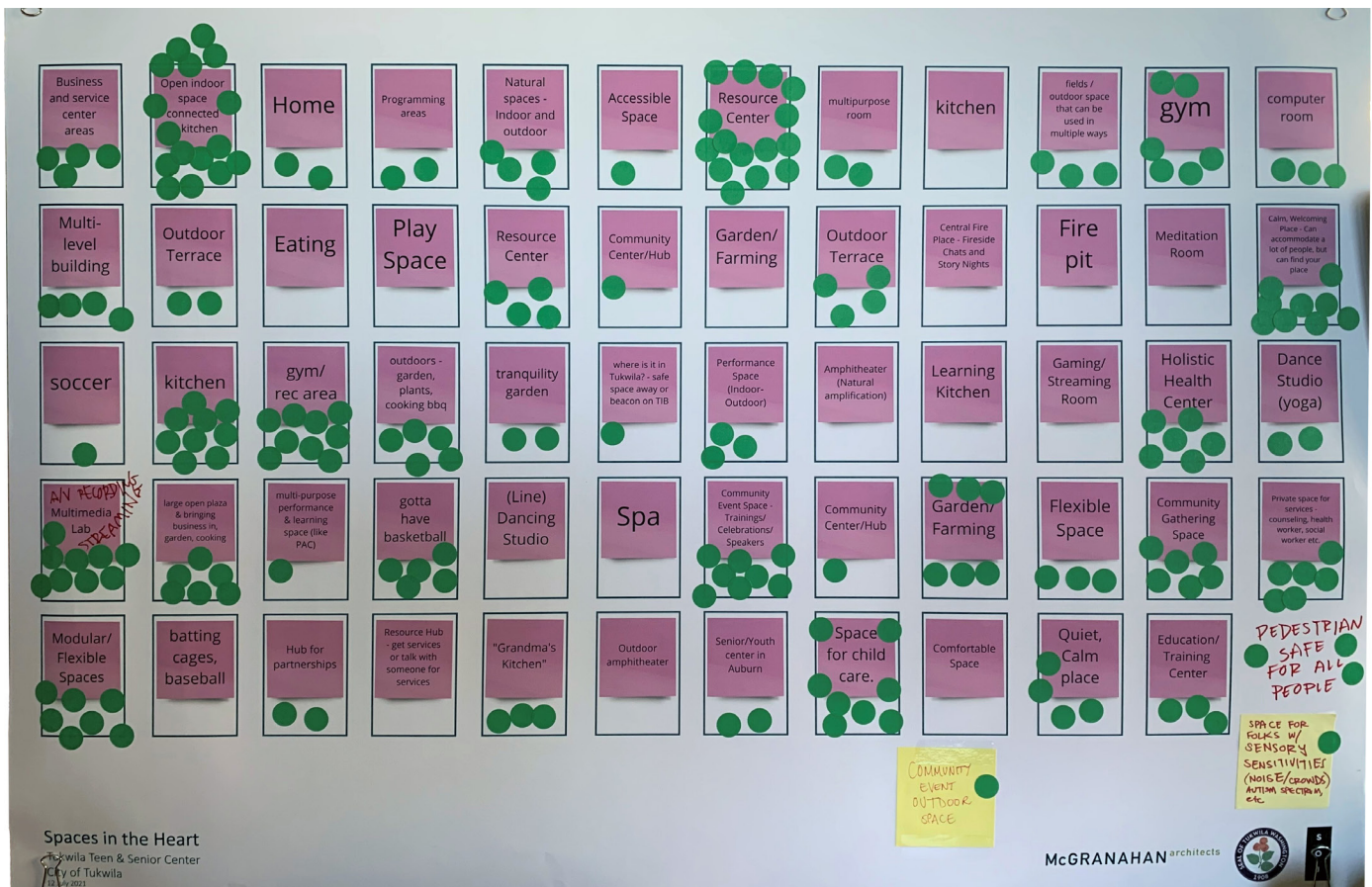
Following the prioritization, each Champion shared their choices and reasoning. One asked if the goal of this place was meant to be a beacon of light to bring people in or a space of tranquility to serve the citizens of Tukwila? Another loved the concept

of bringing youth and elders together in a powerful place that has programs to reach all generations.

Others shared that they used two votes for a space that was more important to them. These were spaces such as a garden space, resource center, gymnasium, or kitchen attached to a large open space where teens and seniors could gather around food. See Appendix C for more discussion comments.

Main Activity - Site Tours

Champions toured the Newporter site, Bartell Drugs site, and the Star Nursery site. They generated pros and cons at each site followed by a discussion back at the Justice Center. Finally



In Workshop 2, Champions prioritized the compiled list of spaces they generated in Workshop 1 which asked what is at the heart of the Teen & Senior Center?

CHAMPION WORKSHOP 2- PRIORITIZATION & SITE TOURS

Champions overwhelmingly chose the Star Nursery and the Bartell Drugs sites as their preferred choices. A breakdown of the vote using 3 points for 1st choice, 2 points for second choice, and 1 point for 3rd choice nets the following point totals:

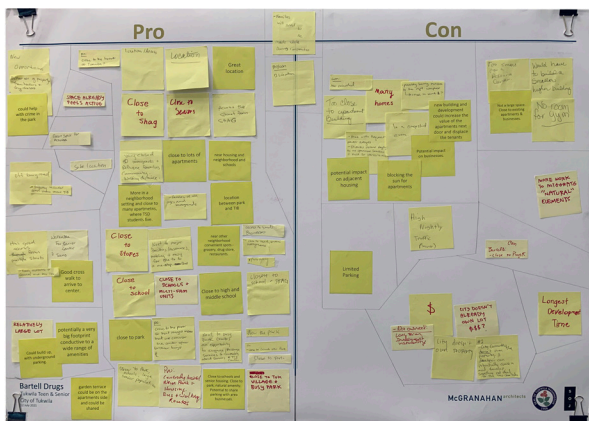
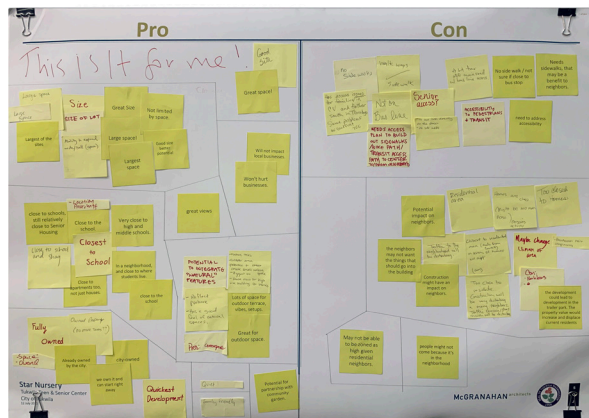
SITE	1 ST	2 ND	3 RD	TOTAL POINTS
Star Nursery	16	4	1	57
Bartell Drugs	4	15	2	44
Newporter	1	2	18	25

As there were multiple sections of each workshop to provide various meeting times, each group started with blank pros/cons and site boards as to not influence Champion choices from the meeting.

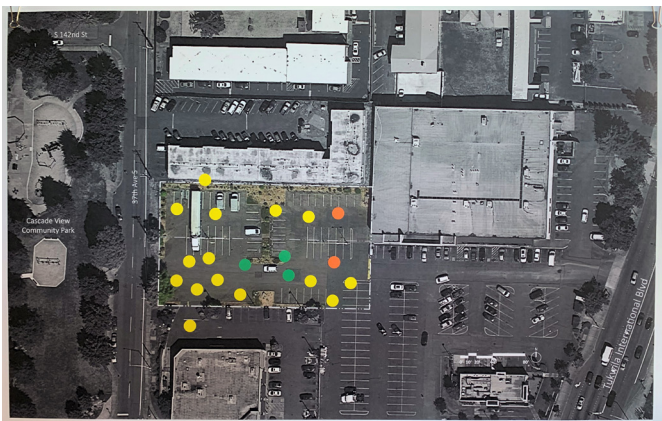
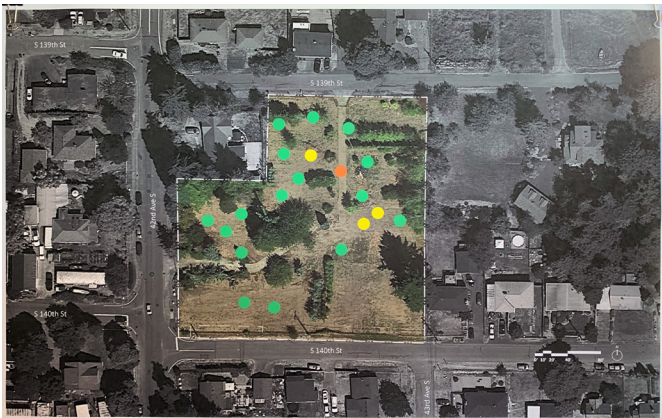
However, Champions made it clear that more outreach was required- not only with the residents and businesses directly adjacent to each site, but also with the broader Tukwila community. These further discussions would inform the immediate implications as well as larger, community-wide expectations for the Center including transportation issues, resources and services provided, and the atmosphere desired at the new facility.

The Project Team is currently holding community meetings to inform neighbors and residents and gather more feedback at the Bartell Drugs and the Star Nursery sites as they were the Champion top two choices.

More information regarding the Champion discussion and the ensuing community engagement will be forthcoming in Report 2.



Top image is of Star Nursery; lower image is of parcel adjacent to Bartell Drugs. Champions added sticky notes to the pros/cons board. The Newporter image can be found in Appendix C.



Top image is of Star Nursery; lower image is of parcel adjacent to Bartell Drugs. Champions voted with green for #1 choice, yellow for #2, and orange for #3. The Newporter image can be found in Appendix C.

Champion Workshop 3 - Adjacencies & Services

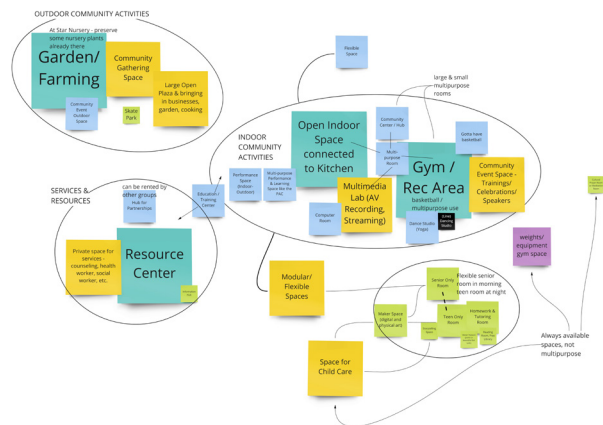
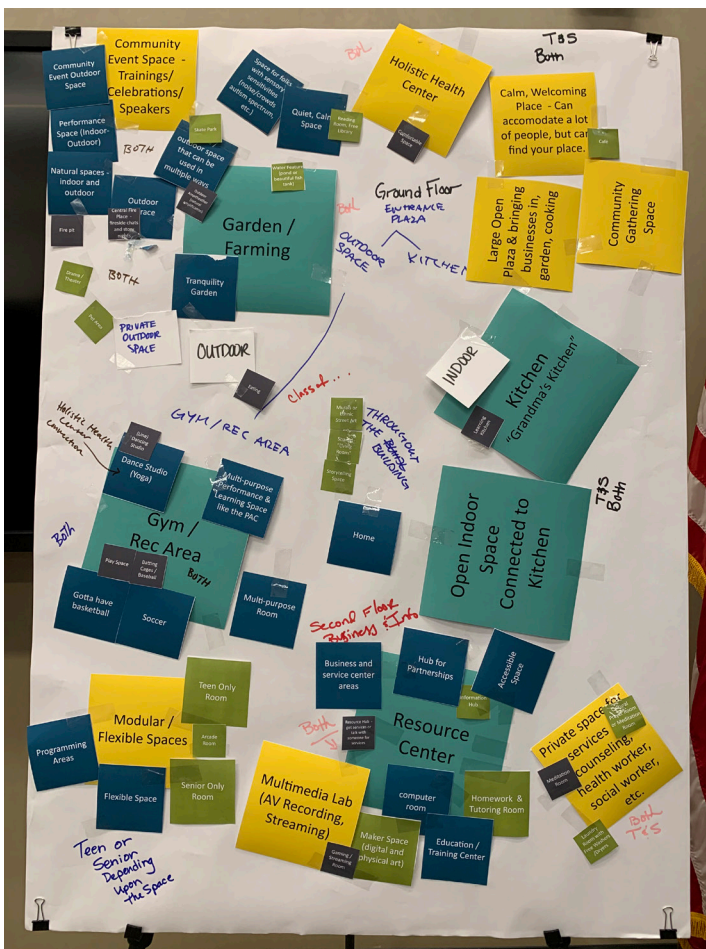
Champion Workshop 3 began with a recap and discussion of prior engagement. Some Champions noted that it was interesting to see a "naturally occurring consensus" through the compiled data. Champions were able to verify that they were being heard correctly; they appreciated the "full circle" engagement process.

Main Activity - Adjacencies

Champions formed breakout groups to review the prioritized spaces from Workshops 1 and 2 using cutout program elements. The size of each program elements notes was determined by

number of votes it received in Workshop 2. These cutouts also included spaces & themes found in the 8 Questions engagement so that no voice was left behind.

In smaller break-out groups, Champions created early concepts of building organization with "adjacencies" that represented the relationships and importance of program elements. Each Champion group discussed an organizational strategy and concept for their layout. They had a 5 minute break to view the other group's progress to more fully inform their own direction. Following



Three of five Champion studies of program relationships using the previously prioritized spaces that would make up the heart of this Intergenerational Center, including the make-up session done using Zoom and Miro.

this exercise, each group chose one Champion to share their thoughts with the whole Workshop.

One group drew a heart around several elements including Community Gathering, Partnership Hub, and Accessible Space as the "foundation of the project- not a physical space." Another separated teen only and senior only spaces to opposite sides and blended programming towards the middle. And still another group mixed all programming into shared teen and senior hubs.

These diagrams, presentations and discussions became the basis of the space type bubble diagrams found in the next chapter. For more images of all Workshop 3 adjacency diagrams and discussion notes, see Appendix D.

Main Activity - Resources

Champions also created a list of perceived missing or under-served resources that affect Tukwila teens and seniors. Champions were not asked to be the expert on everything Tukwila, but to generally provide their personal understanding of what's missing or what could be improved.

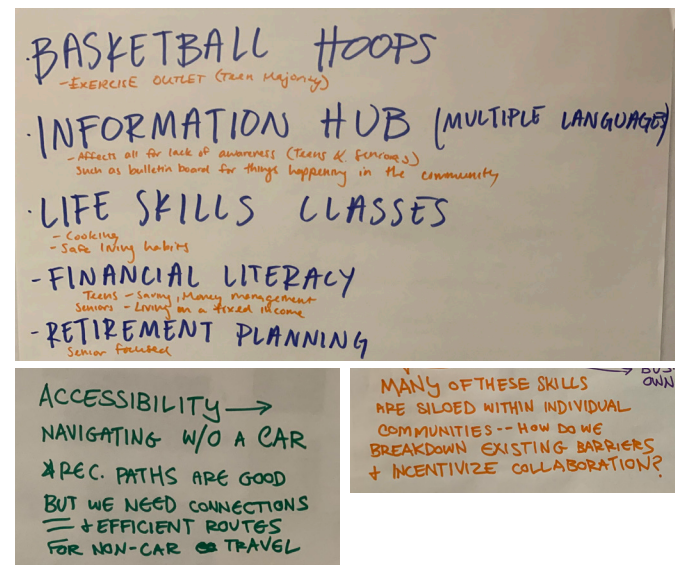
Among the top noted resources desired were classes on basic financial literacy designed for what teens or seniors need; mass transportation for both teens and seniors, but specifically to ensure the site chosen for the Teen & Senior Center is accessible for seniors; resources and services provided in multiple language to support the diverse Tukwila community; wellness and mental health support as teens and seniors are the most isolated age groups especially during the pandemic; employment opportunities especially for teens; and a food pantry or clothing closet.

These lists became the basis of a deeper assessment of existing services and resources in Tukwila called a Landscape Assessment. The Project Team lead by Tali Hairston is currently assessing what services and resources are available throughout Tukwila and comparing it to the perceived lists from Workshop 3. This Landscape Assessment will be available with Report 2.

For a full list and note from the discussion, see Appendix D.



Community Champions brainstorming what gaps in resources exist in Tukwila for Teens and Seniors.



Share Back & Verification Meetings

After connecting with community groups through the 8 Questions Engagement and going deep into the site and program with the Tukwila Champions, it was necessary to circle back with the wider community not only to share the progress and verify with community groups, but to also establish new relationships throughout Tukwila.

Among those who participated in this final Predesign outreach were community groups who answered the 8 Questions, teens at Showalter Middle School and Foster High School, and community members from under-served populations identified & connected by Tukwila Champions.

Space Type Hubs & Verification Questions

The Project Team compiled the program prioritization and adjacency data into six "hubs" or "wings" creating space types that could support the activities expressed by community engagement participants. These space type diagrams can be seen in the next chapter

The hubs are: Teen & Senior Only, Teen & Senior Community Gathering Spaces, Teen & Senior Active Recreation Spaces, Teen & Senior Learning Spaces, Teen & Senior Holistic Health, Teen and Senior Outdoor Spaces.



Nate Robinson meets with a community group at the Tukwila Community Center.

After presenting the six hubs and spaces, Nate Robinson asked each group the following four questions:

- Did what I show you resonate with you? Why or why not? Or- did you like what you saw?
- What was your favorite part or parts? And why?
- What is missing from what I have shown you? In other words, what would make you say to us, how could you have forgotten to put this in there?
- If not everything can fit into the building and I need you to take out two things to make everything else fit, what two things would you take away? And why?

"The whole project resonates with me. I like how evenly balanced the teens and seniors have options."

- Community Member

Feedback

Generally community feedback was positive. Those engaging for the first time were excited to see spaces and activities that were reflective of the Tukwila community. Others who had previously participated in engagement said they felt heard and could see their input in the diagrams.

Each space type or activity was mentioned as a favorite part or one that could be taken out in nearly equal parts. Some voiced concerns about how all of these spaces will come together as a built project so that everyone has their priorities met.

For "what's missing," many participants noted that universal design, on site mental health services especially for vulnerable populations, and language interpreters would be top of their list.

For a complete set of notes and images see Appendix E.

Final Thoughts

Throughout the engagement meetings, time was provided for Champions and community members to share their final thoughts or reflections. Many took the time to comment on the optimism they felt due to the engagement process or to reiterate an important comment while others brought new ideas into the discussion.

Many community members talked about how they appreciated the engagement process, especially among Champions. There were a few discussions where a Champion started off feeling that their points were being dismissed, but ended up feeling

comments. For some this was about transportation to the Star Nursery site especially for seniors. For others this was an enforcement that this Center should deeply prioritize teens and seniors as they often are displaced at the Community Center. Diversity and empathy of spaces, artwork, and staff was another recurring theme. Another hoped that this project would happen sooner than later.

Finally, others used the time to bring up new topics or other items on their minds. As community members, students and Champions became more familiar with the Project Team and the City, the relationship developed to a point where everyone was more comfortable to say what was on their mind.

Some thought that this place could address sustainability and resilience through being an emergency shelter for Tukwila. Others brought up hard to reach communities that did not yet have a seat at the table such as those living with disabilities, those who speak a language other than English, or those experiencing homelessness.

Language is too important not to mention here. "Tukwila" is a word from the native people whose land this City is built upon. It was part of a trading language developed in this area because of the Duwamish River. The river brought trade of ideas and history. It was and is a central hub bringing people together. Today the Duwamish River is lost to Tukwila – it is ours, but we can't access it. What can this place be to bring back the language of the Duwamish River and of Tukwila?

- Chris, Community Champion, Final Thoughts

heard as the conversations continued. They were appreciative that space was given for ideas to grow. One teen Champion initially felt misunderstood by the other Champions, but left that meeting with a new outlook noting that "Just because people don't agree with me doesn't mean that they don't understand me."

Some Champions and community members took the reflection opportunity to reiterate important

Many perspectives were gathered throughout this process, but reflection on final thoughts and hopes at the end of each workshop or meeting was an essential step of the engagement process. It was a wonderful way to conclude each event and give space for community to share their thoughts on how the process was going or what to focus on next.



Program Narrative

Program Understanding

The initial community outreach through the 8 Questions small group engagement provided a basis for what program activities and the project attributes Tukwila residents wanted to have at a new Teen & Senior Intergenerational Center. These were distilled into nine different categories such as Diversity, Learning, Atmosphere, Wellness, Food, Outdoor Spaces, Exercise Spaces, and General Activities & Spaces.

In Champion Workshop 1, these activities and attributes were further developed through the Champion Workshops which asked "What is the heart of Tukwila's Teen & Senior Center?" Tukwila Champions each prioritized two to three items from each category to develop the core program.

In Champion Workshop 2, these core program spaces were further prioritized by the Champions through discussion and voting. And in Champion Workshop 3, all of the spaces from the heart exercise and the 8 Questions engagement were provided in paper cutouts of various sizes based on their level of priority. In small groups, Champions crafted adjacencies between the space types for how their ideal Teen & Senior Center would come together.

To finalize the Predesign community outreach around program, space type diagrams were developed from the 8 Questions engagement and Champion Workshops were brought back to the wider community engaging both new groups and groups from the initial engagement. This step in the Predesign engagement allowed more community members to interact and learn about the project, and also provide input on the program and process so far.

Space Types & Diagrams

When it comes to the overall functionality of the building and each of the program spaces, we heard very strongly that each space needs to be multi-purpose, multi-use, and flexible. We also heard that these spaces must be about serving the teen and senior populations first, and that was something that should never be lost.

Using these guiding factors, the space type diagrams are sorted into six different hubs:

- Teen Only & Senior Only Spaces
- Teen & Senior Community Gathering Spaces
- Teen & Senior Active Recreation Spaces
- Teen & Senior Learning Spaces
- Teen & Senior Holistic Health Spaces
- Teen & Senior Outdoor Spaces

At this level, building spaces such as restrooms, circulation, mechanical, custodial or administration spaces were not shown, but they were noted by community members as missing. Participants in the Share Back and Verification meetings were quick to note that elevators and accessible restrooms spaced throughout the building will be important. Others noted that the diverse staff should also have ongoing sensitivity and disability training.

See the previous section on the *Community Shareback and Verification Meetings* and the following pages for more information on each hub and the community response.

General Information

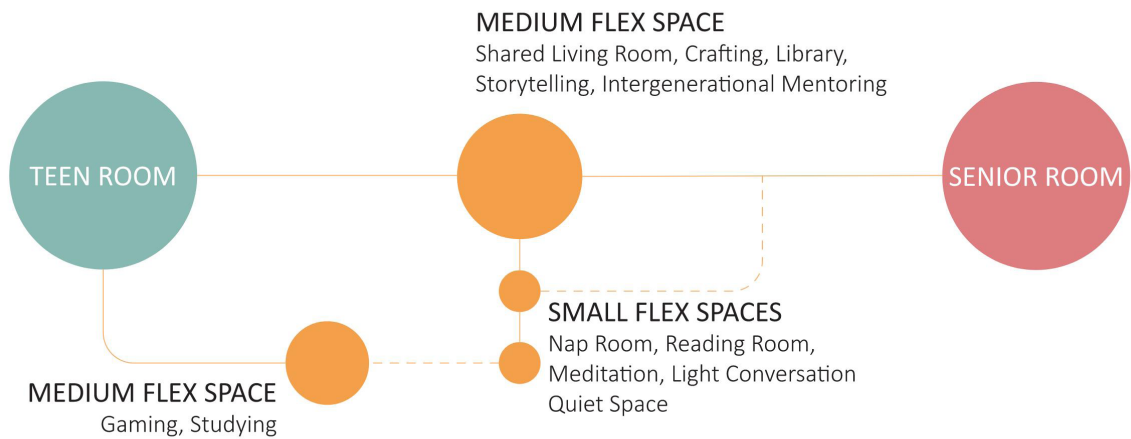
While most of the new center will be shared space, sometimes both teens and seniors need a space to retreat and be with their peers. These spaces could provide a landing pad for each group to store their belongings, provide for teen or senior specific activities, or hold space for quiet and light interactive activities.

Occupants

Teens & Seniors Only

Proximity Requirements

- Adjacencies Oversight by Intergenerational Center staff.
- Separation Acoustical separation for quiet areas.



Community Feedback

Consistent Themes

Community had mixed feelings about teen only and senior only spaces. Some would like to see all spaces be for mixed interaction, whereas others liked the ability to have a space to "get away." Still others thought that it could be one room that would be used by different populations at different times throughout the day- seniors in the morning while teens were at school, and then for teens after school ended for the day. This arrangement might only work during the school year.

Some stressed that this Center be equally accessible and programmed for teens and seniors without prioritizing one generation over the other. There was a perception that there was more programming currently focused on seniors and that teens frequently lose their spaces at the Tukwila Community Center.

Many teens said one of their favorite spaces were the homework and study rooms as they frequently can't find a proper space to do their school work.

The game room was noted a handful of times by students who wanted to play all types of games be it video, board, card, or table top games.

Additional Options Mentioned

The Nap Room was not a priority and was frequently in the cut list. However, there were a few students who noted that a nap room sounded cool and relaxing.

Some noted that a place to store and lock up their personal belongings was missing from the spaces.

General Information

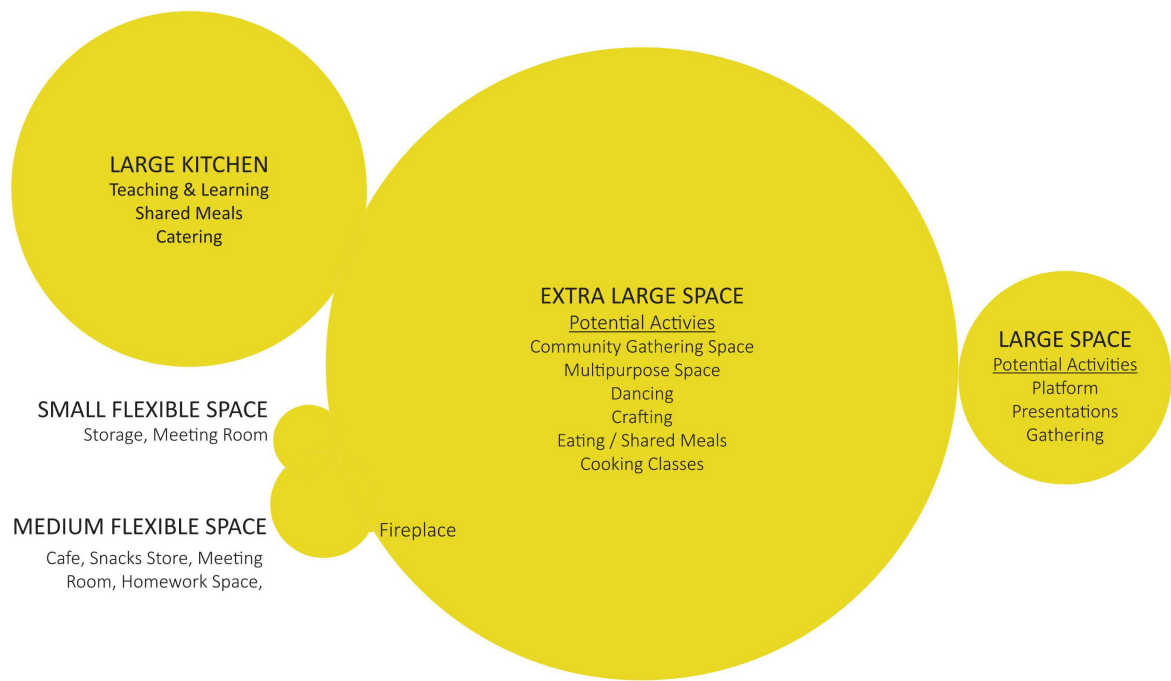
The Community Gathering hub is a shared space where teens and seniors can gather around activities such as sharing food, presentations, dancing, or host any size meeting. The main elements of this hub are a kitchen and adjacent multi-purpose, large, open area. These spaces were among the top priorities important to the community. Surrounding these two spaces could be a platform, stage or various size flexible spaces for a variety of gatherings.

Occupants

- Primary Teens and Seniors
- Secondary Community when invited for events or other activities.

Proximity Requirements

- Adjacencies Outdoor garden, cooking and sitting spaces; Entry; A/V room connection to performance platform area.
- Separation Holistic Health Spaces



Community Feedback

Consistent Themes

Kitchen with Large Open Space- Food, dancing, cooking and gathering was a theme in every community meeting and workshop throughout the Predesign process. The idea of a large kitchen with an attached extra large gathering space came directly from the Champion Workshops, with some suggesting an additional outdoor spill out space for a connection to nature. Immigrant communities expressed excitement over having a space to do cultural events in a space like this. Many students also expressed they would be interested in cooking classes.

A Cafe or Small Store would allow for teen entrepreneurship. Foster High School students in particular wondered about job opportunities and other entrepreneurship activities.

Additional Options Mentioned

None.

General Information

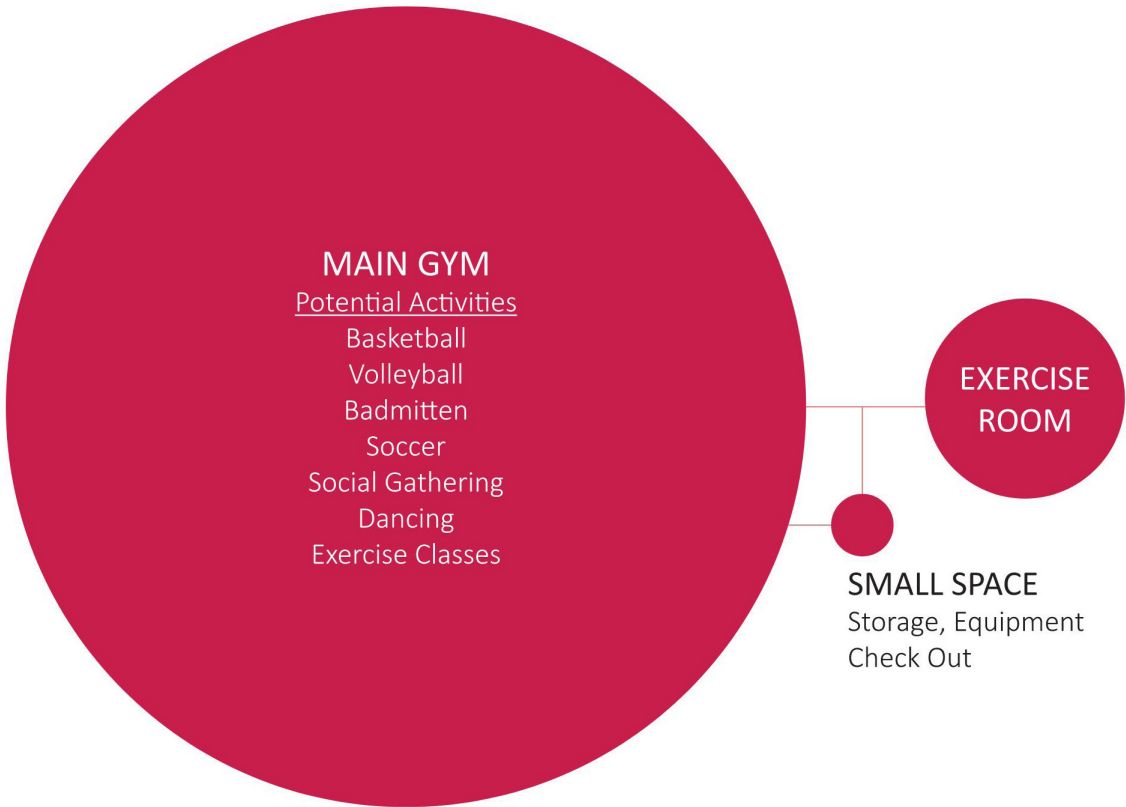
An indoor gymnasium or recreation space was among the highest priority of spaces. This extra large multi-purpose space could house basketball, soccer, dancing, exercise classes, or a walking track, and also provide safe interactions between teens & seniors.

Occupants

- Primary Teens and Seniors
- Secondary Possibly 20-25 year olds as they age out. Possible emergency shelter.

Proximity Requirements

- Adjacencies Entry; outdoor recreation spaces; Learning Spaces hub if both can be used by 20-25 year olds; shower & laundry areas of Holistic Health for use as an emergency shelter.
- Separation Meditation room; quiet spaces.



Community Feedback

Consistent Themes

Many students mentioned the gym and sport as their favorite part- some wanted to learn about sports while others mentioned active recreation for stress relief and good health. Other community members noted that a walking track would be nice for seniors or intergenerational interactions.

Additional Options Mentioned

The additional Exercise Room may not be necessary, though a few noted it would be good to have a more private active recreation space for populations who need it.

A handful of Foster High School teens thought a Weight Room might be missing.

General Information

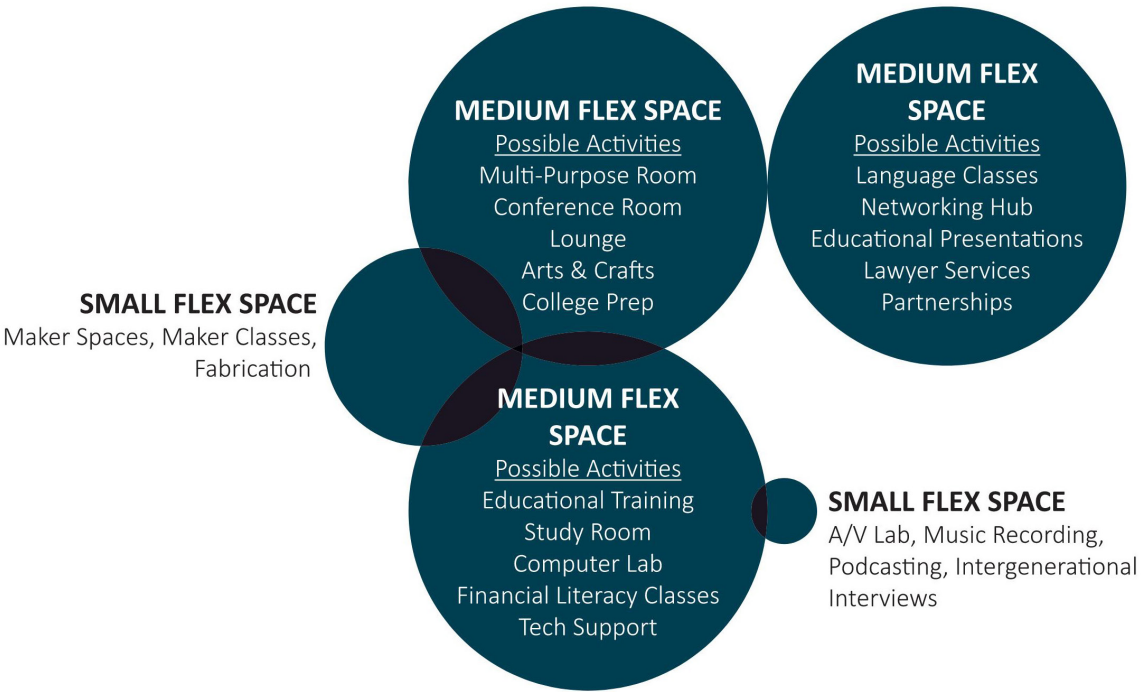
Learning and resources spaces where financial literacy or educational training classes could occur were an important theme throughout the community engagement. This hub could also house language classes, business networking, wider community services as needed, maker spaces for art, crafts, robotics, etc, an audio/visual lab space, and any other spaces for teens and seniors to try/learn new skills together.

Occupants

- Primary Teens and Seniors
- Secondary Possibly 20-25 year olds as they progress into careers.

Proximity Requirements

- Adjacencies Entry; Active Recreation hub if both can be used by 18-25 year olds; Holistic Health hub for sharing resources or staff.
- Separation Acoustic separation to quiet spaces.



Community Feedback

Consistent Themes

Many people said the multi-purpose and flexible spaces that could accommodate many types of activities and learning were their favorites noting that it really showed that the Project Team listened to what they needed.

Students noted they wanted to learn new languages, take drivers education, or have a robotics club. Other community members were interested in learning about technology or making item together. Tukwila Champions stressed that financial literacy classes tailored to both generations were important for the Tukwila community, and immigrant communities noted that access to lawyers, education and other resources were top of their list.

Additional Options Mentioned

The number of flexible spaces in the Learning Hub was up for debate.

General Information

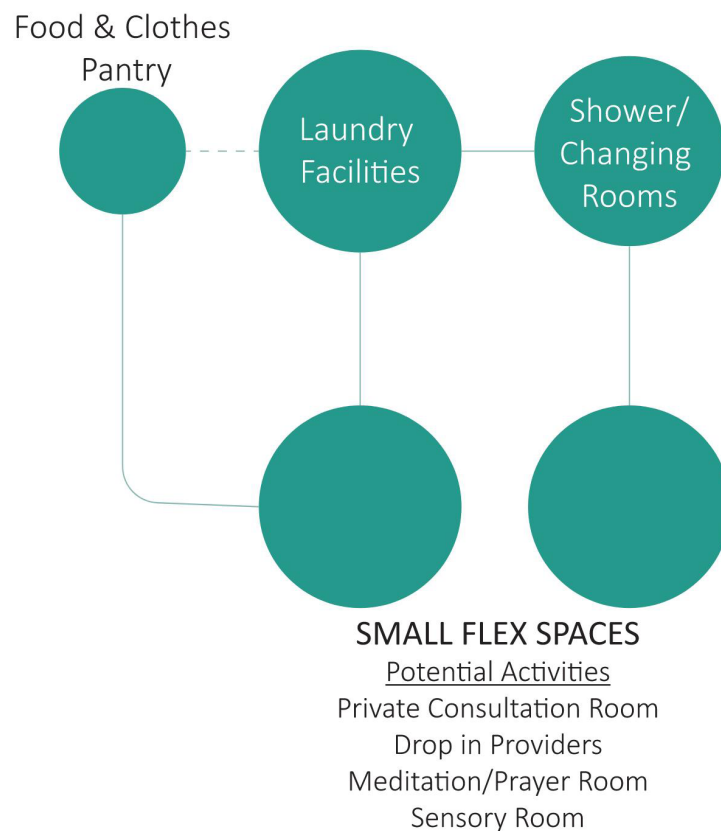
The Holistic Health Hub would provide resources and services for teens and seniors in need. It would have private spaces for laundry or shower facilities, a food and clothing pantry, a mediation and prayer room with ablution sink for rituals, a sensory room for neurodivergent individuals, and private consultation rooms for mental health or other providers.

Occupants

Primary	Teens and Seniors
Secondary	Community when invited for events or other.

Proximity Requirements

Adjacencies	Possible second entry or private entrance.
Separation	Away from everything for visual and acoustical privacy.



Community Feedback

Consistent Themes

The Holistic Health Spaces frequently were highlighted as community members and student's favorite spaces noting that this area provides things that people may critically lack in life. Especially the prayer room, space for on-call or on-site mental health services, food or laundry resources, and the sensory room.

Mental health services should be prioritized. Some were especially feeling this after isolation during the pandemic. Others noted that mental health professionals should reflect the diversity of Tukwila to understand and have empathy for the variety of experiences. Mental health was also noted for vulnerable populations and as a way to help teens develop long-term thinking perspectives that result in growth.

Several people noted the prayer room was very important to them. One noted their Muslim faith while others wanted a quiet space to center themselves.

The sensory room was also noted quite a bit, one community members said, "the holistic health space is my favorite space. I can relate to needing place for myself like a sensory room... A self care spot that I know I can go."

Additional Options Mentioned

The Holistic Health spaces were not prioritized by the middle school students especially showers and laundry facilities.

Partnerships with healthcare organizations to do weekly drop-ins with community members. Potential for mobile clinics.

Some community members wanted to ensure that components or spaces for those living with disabilities such as being wheelchair-bound, deaf or blind would be included such as using universal design ideas, bright colors, changes in materials, and acoustical elements around the building.

General Information

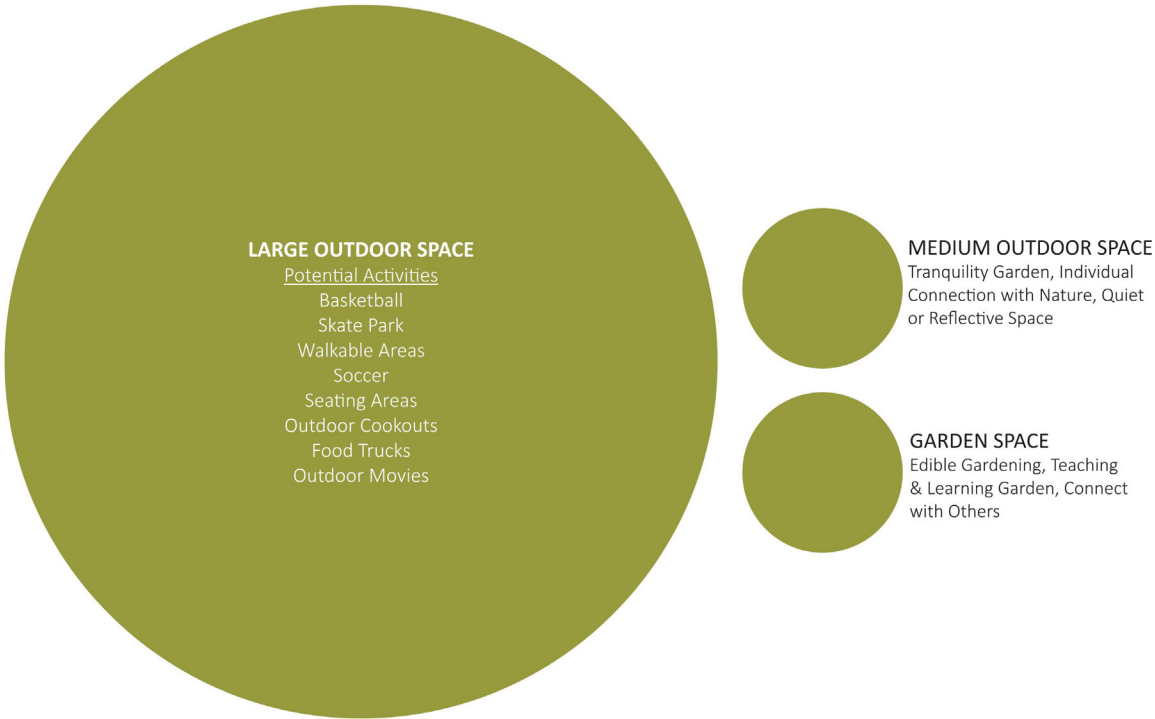
Outdoor spaces will be dependent on what site is chosen. This could include space for outdoor basketball, soccer, or other sports, community walking paths, areas for food trucks or mobile clinics, garden spaces, or spaces where people can connect with nature.

Occupants

- Primary Teens and Seniors
- Secondary Community when invited for events or other.

Proximity Requirements

- Adjacencies Kitchen connection to Garden, Outdoor Cooking or Seating areas; Active Recreation connection with Outdoor Recreation; possible connection between Tranquility Garden/Nature and Holistic Health
- Separation None- most spaces should have full or partial outdoor views.



Community Feedback

Consistent Themes

Champions desired an equitable access to nature and outdoor spaces for all Tukwila residents.

Outdoor basketball and soccer also came up a lot throughout the process.

Many Champions and students mentioned gardening as something they would like to learn, be around, or use in the kitchen.

Seniors and other community members noted the walking paths as their favorite part.

Additional Options Mentioned

There were some who suggested the outdoor spaces for safety or for weather if the project could not afford anything.

Others suggested to have one garden or only have a indoor sports spaces.

Some teens noted a place for football was missing.

Others noted the need for covered outdoor spaces due to weather conditions.



Next Steps

The project team will continue to engage the community throughout the entirety of this project. Outreach to the broader community will be the focus with small groups of community members giving feedback on the collection of organized data the project team has put together to date.

Site Engagement

Currently the Project Team is engaging with residents and businesses within 1000 foot radius of the Bartell Drug and Star Nursery Sites. These meetings will be both virtual and in person to give the surrounding community a chance to voice their thoughts.

Following this, the Project Team will hold a wider community open house around these two sites to further connect with the community and gather enough input for the City Council to make a decision on where the Teen & Senior Intergenerational Center will be located.

The full assessment of the project site including community engagement and design team narratives will be provided in Predesign Report 2-Site Analysis.

Schematic Design Phase & Budget

As the project moves forward into the next phase of design, the plan will be to start to place emphasis on engaging with the target community populations for this project (teens, rising teens, seniors, and rising senior groups) to form an oversight committee. This approach to work with authentic user groups will refine the purpose, programming, layout, and feel of the space to be a unique Tukwila asset that is reflective of the people it serves.

Ultimately, it is envisioned that once the Intergenerational Center is open, the Champions and oversight committee morph into a community-

led board to help guide the overall work of the Center.

Through a design process with robust community engagement, the Project Team will be able to assess and develop building and operations budgets, building massing and layout to schematic design levels, and system narratives. This will provide the necessary understanding of how to go forward with funding and construction.



McGRANAHAN
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